

10 HIGHWAY 35, P.O. BOX 500, RED BANK, NEW JERSEY 07701 ☐ (908) 747-7800

September 30, 1992

Mr. Marshall E. Cooper, Manager
City of Newark
Department of Development
32 Green Street
Newark, New Jersey 07102

RE: University Heights Redevelopment Plan area

Dear Marshall:

Subject to verification by our surveyor and the Department of Law of the City of Newark, the following is our computation of purchase prices and offsetting demolition costs for construction yet to be undertaken:

Site E total sq. ft. =	317.832	
(includes vacated street beds)		
x per sq. ft. price of	<u>\$1.25</u>	
= gross purchase price		\$397,290.00

Site C total sq. ft. =	<u>253,266</u>	
(includes vacated street beds)		
x per sq. ft. price of	<u>\$0.95</u>	<u>\$240,602.70</u>
= gross purchase price		<u>\$637,892.70</u>

Less: Est. Demo costs for		
Sites C & E	-	<u>\$396,560.00</u>
Net purchase price for Sites C & E		<u>\$241,332.70</u>

Site (upper) residential D (Block 235 and 236)		
total sq. ft.		
(includes vacated street beds) =	<u>307,450</u>	
x per sq. ft. price of	<u>\$3.12</u>	
= gross purchase price		\$962,307.00

Less Est. Demo Costs of	-	<u>\$353,732.00</u>
Net purchase price		<u>\$608,575.00</u>

Site D Commercial (Block 237 and 238)		
total sq. ft.		
(includes vacated street beds) =	<u>340,203</u>	
x per sq. ft. price of	<u>\$3.12</u>	
= gross purchase price		\$1,061,433.36

Less: Est. Demo Costs of	-	<u>\$695,000.00</u>
Net purchase price		<u>\$366,433.36</u>

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Total Net Purchase Prices for	
Site C & E	\$241,331.65
Site Upper Res. D	\$608,575.00
Site Comm D*	<u>\$366,433.36</u>
Total	<u>\$1,216,340.01^{xx}</u>

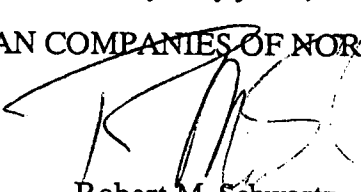
*Note: All commercial Site D numbers are based on figures obtained from K. Hovnanian Investment Properties, Inc.

^{xx} All figures are subject to execution of demolition contracts and survey verification.

Any questions please call.

Very truly yours,

K. HOVNANIAN COMPANIES OF NORTH JERSEY, INC.



Robert M. Schwartz
Legal Counsel

RMS/vak

cc: Site E Closing File
Site C Closing File
Site Lower D Closing File
Site Upper D Closing File

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